

VILLAGE OF SOUTH RUSSELL  
TOWNSHIP OF BAINBRIDGE

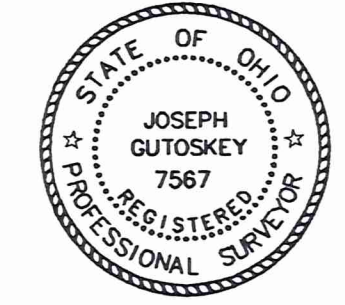
LOT SPLIT  
FOR  
BARBARA K. MILLER

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, THE COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NUMBER 6, TRACT 1.

DECEMBER, 2007

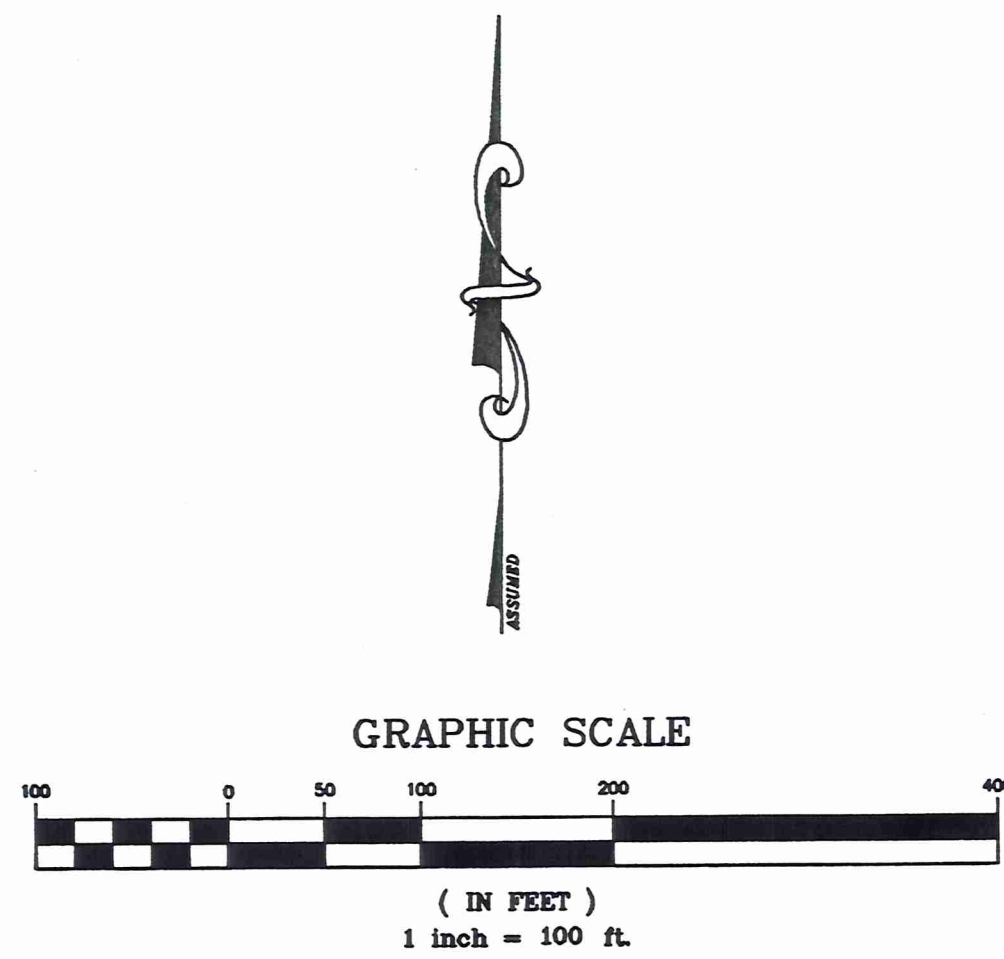
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



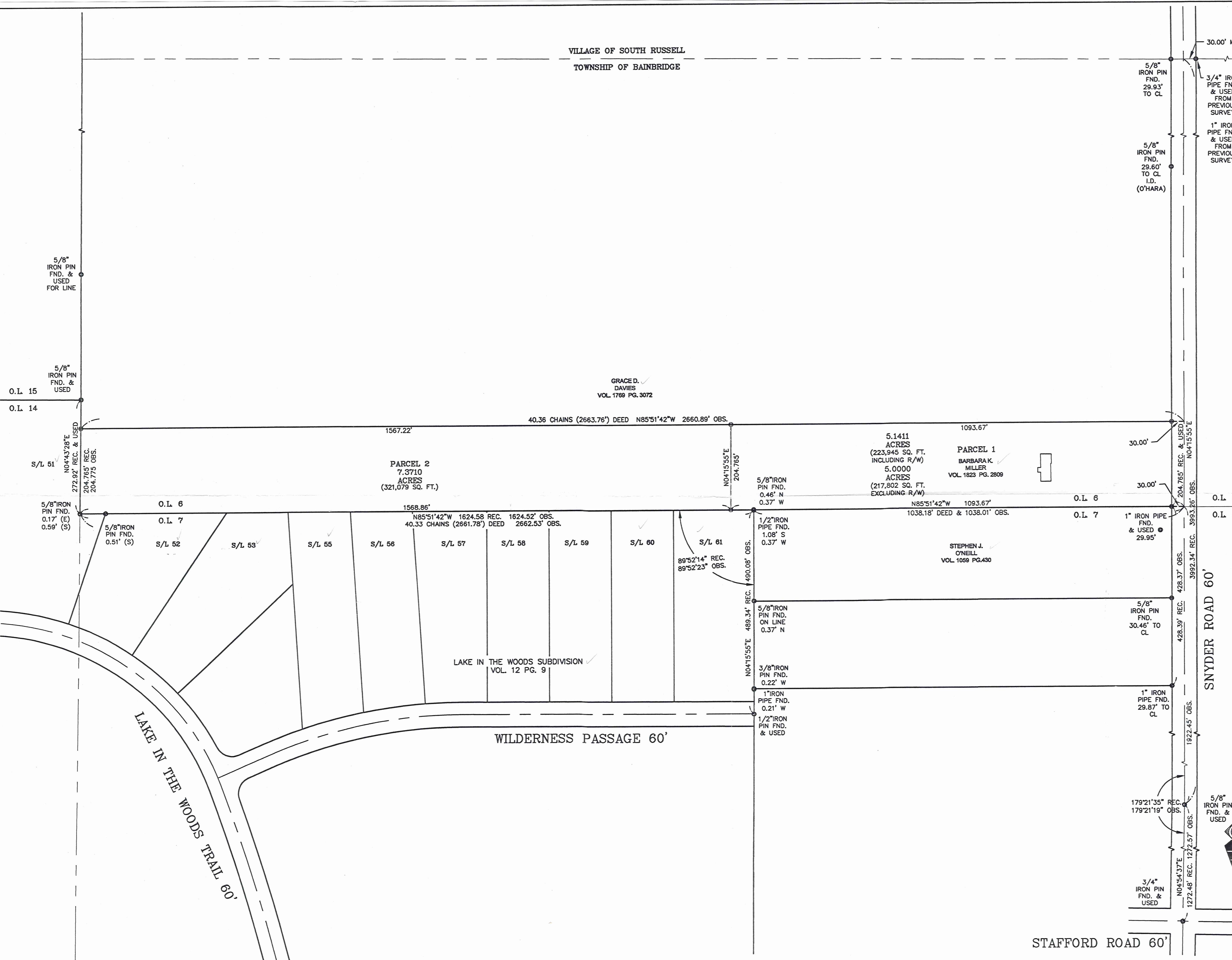
**SURVEY REFERENCES:**  
GEAUGA COUNTY ENGINEER, CENTERLINE SURVEY, FIELDBOOK (1928)  
GEAUGA COUNTY ENGINEER, SNYDER RD. IMPROVEMENT PLANS, (1975)  
LAKE IN THE WOODS SUBDIVISION, VOLUME 12, PAGE 9  
O'HARA LAND SURVEYING, VARIOUS SURVEYS, FOR THE TAKACS FAMILY TRUST

- 5/8" CAPPED IRON PIN SET (I.D. GUTOSKEY 7567)
- MONUMENTS FOUND AS NOTED



**Gutoskey & Associates Inc.**  
Civil Engineers - Surveyors - Land Planners  
17078 MUNN RD. # 3 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S. 02/26/08*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



STAFFORD ROAD 60'

Barbara Miller (08-017)  
picked up 3-21-08



BAI-00175  
**Gutoskey & Associates, Inc.**

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

**Legal Description**

**Parcel 1**

**5.1411 Acres**

Situated in the Township of Bainbridge, the County of Geauga, and State of Ohio and known as being part of Original Lot 6, Tract No. 1 and is further bounded and described as follows:

Beginning at a 3/4" iron pin found at the intersection of Snyder Road (60 feet wide) and Stafford Road (60 feet wide), thence **North 04° 54' 37" East**, along the centerline of Snyder Road, **1272.57 feet** to a 5/8" iron pin found at an angle point in the centerline of said Snyder Road;

Thence **North 04° 15' 55" East**, continuing along the centerline of said Snyder Road, **1922.45 feet** to a point at the southeast corner of Original Lot No. 6, which is also the north east corner of a parcel of land conveyed to Stephen J. O'Neill by deed recorded in Volume 1059, Page 430 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

**Course I** Thence **North 85° 51' 42" West**, along the south line of said Original Lot No. 6 and said O'Neill's north line, **1093.67 feet** to a 5/8" iron pin set in the northerly line of Sublot 61 of Lake in the Woods Subdivision as recorded in Volume 12, Page 9 of Geauga County Records, (and passing over a 1" iron pipe found at 29.95 feet from the centerline of said Snyder Road);

**Course II** Thence **North 04° 15' 55" East**, **204.765 feet** to a 5/8" iron pin set in the southerly line of a parcel of land conveyed to Grace D. Davies by deed recorded in Volume 1769, Page 3072 of Geauga County Records;

**Course III** Thence **South 85° 51' 42" East**, along said Davies' south line and parallel to the south line of said Original Lot No. 6, **1093.67 feet**, to a point in the centerline of Snyder Road, (and passing through a 5/8" iron pin set at 1063.67 feet in the westerly right of way line of said Snyder Road);

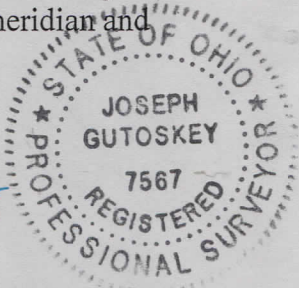
**Course IV** Thence **South 04° 15' 55" West**, along the centerline of said Snyder Road, **204.765 feet** to the Principal Place of Beginning and containing 5.1411 Acres (223,945 square feet) (5.0000 Acres (217,802 square feet) exclusive of right of way) of land as surveyed and described in December, 2007 by Joseph Gutoskey, PS 7567 be the same, more or less but subject to legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deed of record Volume 1823, Page 2809

*Joseph Gutoskey*  
2/25/08

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*A.S.*  
*02/26/08*  
OFFICE OF THE  
REVISOR  
GEAUGA COUNTY ENGINEER





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

## Legal Description

### Parcel 2

7.3710 Acres

Situated in the Township of Bainbridge, the County of Geauga, and State of Ohio and known as being part of Original Lot 6, Tract No. 1 and is further bounded and described as follows:

Beginning at a 3/4" iron pin found at the intersection of Snyder Road (60 feet wide) and Stafford Road (60 feet wide), thence **North 04° 54' 37" East**, along the centerline of Snyder Road, **1272.57 feet** to a 5/8" iron pin found at an angle point in the centerline of said Snyder Road;

Thence **North 04° 15' 55" East**, continuing along the centerline of said Snyder Road, **1922.45 feet** to a point at the southeast corner of Original Lot No. 6, which is also the north east corner of a parcel of land conveyed to Stephen J. O'Neill by deed recorded in Volume 1059, Page 430 of Geauga County Records;

Thence **North 85° 51' 42" West**, (passing over a 1" iron pipe found at 29.95 feet) along the south line of said Original Lot No. 6 and said O'Neill's north line, **1093.67 feet** to a 5/8" iron pin set in the northerly line of Sublot 61 of Lake in the Woods Subdivision as recorded in Volume 12, Page 9 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

**Course I** Thence continuing **North 85° 51' 42" West**, along said Original Lot Line and the northerly line of said Lake in the Woods Subdivision, **1568.86 feet** to a point at the southwest corner of Original Lot No. 6 and being in the east line of Original Lot No. 14 and being an angle point in the easterly line of Sublot 51 in said subdivision (witness a 5/8" iron pin found 0.17 feet East and 0.59 feet South);

**Course II** Thence **North 04° 43' 28" East**, along the east line of said Original Lot No. 14 and the east line of said Sublot 51, **204.775 feet** to a 5/8" iron pin set at the southwest corner of a parcel of land conveyed to Grace D. Davies by deed recorded in Volume 1769, Page 3072 of Geauga County Records;

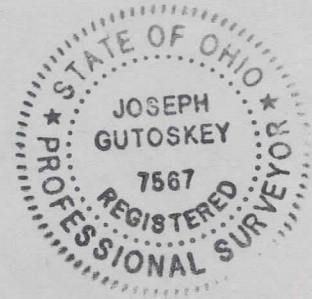
**Course III** Thence **South 85° 51' 42" East**, along said Davies' south line and parallel to the south line of said Original Lot No. 6, **1567.22 feet** to a 5/8" iron pin set;

**Course IV** Thence **South 04° 15' 55" West**, **204.765 feet** to the Principal Place of Beginning and containing 7.3710 Acres (321,079 square feet) of land as surveyed and described in December, 2007 by Joseph Gutoskey, PS 7567

be the same, more or less but subject to legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deed of record Volume 1823, Page 2809

*Joseph Gutosky*  
*2/25/08*



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. *02/26/08*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

RECEIVED

FEB 26 2008

Geauga County Engineer